

WARRANTY DEED  
012602  
(Statutory Short Form)

NO TRANSFER  
TAX PAID

62-21

#13040

We, THEODORE W. GRAHAM and DONNA J. GRAHAM, (mailing address: 19 Wood Street, Nashua, New Hampshire 03060), for consideration paid, grant to THEODORE W. GRAHAM AND DONNA J. GRAHAM, Trustees of the THEODORE W. GRAHAM Revocable Trust of May 9, 1996, with WARRANTY COVENANTS, the land in WATERTOWN, COUNTY of KENNEBEC, and STATE of MAINE, bounded and described as follows:

SEE SCHEDULE A ATTACHED HERETO

WITNESS our hands and seals this 24<sup>th</sup> day of May, 1996

Martha E. O'Neill  
(to Oath)

Theodore W. Graham  
Theodore W. Graham

Donna J. Graham  
Donna J. Graham

STATE OF NEW HAMPSHIRE  
Hillsborough, ss.

May 24, 1996

Then personally appeared the above named THEODORE W. GRAHAM and DONNA J. GRAHAM and acknowledged the foregoing instrument to be their free act and deed,

Before me,

Martha E. O'Neill  
Martha E. O'Neill  
Notary Public/Attorney at Law  
My commission expires: 12/3/97



SCHEDULE A

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A certain lot or parcel of land, together with the buildings situated thereon, located on the Northerly side of the Armory Road in Waterville, County of Kennebec, and State of Maine, and being further bounded and described as follows, to-wit:

BEGINNING at a steel pin with an identification cap marked "RLS #813" on the Northerly side of the Armory Road, said steel pin marking a Southeasterly corner of land now or formerly owned by the Federal Trust Company, Robert and Theodore Rosenthal and Arlyne R. Sacks as recorded in the Kennebec County Registry of Deeds in Book 1433, Page 681; thence North Forty-Six Degrees Fourteen Minutes East (N46°14'E) along land of the Federal Trust Company, et al, following the remnants of an old wire fence for One Hundred Eight and Three Tenths feet (108.3'), more or less, to an iron rod marking the Northeast corner of said Federal Trust Company and the Southeast corner of land of Waterville Area Industrial Development Corp. as recorded in the Kennebec County Registry of Deeds in Book 1108, Page 108; thence North Forty-Seven Degrees Fifty-Four Minutes East (N47°54'E), along land of Waterville Area Industrial Development Corp., following the remnants of an old wire fence, for a distance of Two Hundred Forty-Five and Seven Tenths feet (245.7'), more or less, to a steel pin set with identification cap marked "RLS #813"; thence South Twenty Degrees Twenty-Four Minutes East (S20°24'E) along land conveyed to the State of Maine by the City of Waterville, dated August 21, 1963, and recorded in the Kennebec County Registry of Deeds in Book 1320, Page 192, for a distance of Three Hundred Thirty-Eight and Zero Tenths (338.0') feet, more or less, to a steel pin with an identification cap marked "RLS #813" set in the Northerly right of way limit of the Armory Road; thence North Seventy-Eight Degrees Twenty-Eight Minutes West (N78°28'W) along the Northerly limit of the Armory Road for Three Hundred Eighty-Six and One Tenth feet (386.1'), more or less, to a steel pin and the point of beginning.

**Excepting and Reserving** from this conveyance a sewer easement beginning in the Northerly line of Armory Road at a point approximately Two Hundred Sixty Feet, more or less (260'±) Easterly of the Westerly line of land now or formerly owned by the City of Waterville; thence Northerly a distance of Two Hundred Forty Feet, more or less, (240'±) to the Northerly line of land now or formerly owned by the City of Waterville. This easement is a grant to the Waterville Sewerage District, its successor and assigns forever and grants the right to construct, repair and maintain a sewer or sewer drains and appurtenances thereto, and to connect other similar sewers, drains and appurtenances

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thereon or within a Twenty foot (20') strip, the center of which is described hereinabove. Meaning and intending to except and reserve the above-described easement recorded in the Kennebec County Registry of Deeds in Book 1339, Page 433.

The herein-described parcel contains Fifty-Five Thousand Seven Hundred Sixty-Six (55,766) square feet (or 1.28 acres).

MEANING and INTENDING to convey the same premises described in a Quit Claim Deed from the City of Waterville to Theodore W. Graham and Donna J. Graham, dated June 14, 1988, and recorded in the Kennebec County Registry of Deeds in Book 3365, Page 186.

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This conveyance is made subject to all encumbrances of record.

RECEIVED KENNEBEC SS.

96 JUN -4 AM 9:00

WITNES: *Thomas Charles Brown*  
REGISTER OF DEEDS